

An outline map of the city of Atlanta, Georgia, showing its irregular borders and major geographical features like the Chattahoochee River to the north and the city's extension to the south and east. The map is centered on the page, and the text "Atlanta Housing Authority" is superimposed over it.

Atlanta Housing Authority

**A. H. A.
PRESIDENT & CEO**

**CFO/
Financial
Operations**

**Housing
Choice
Vouchers**

**Real Estate
Development and
Acquisition**

**Human
Resources**

**Real
Estate
Operations**

Mission Statement

**To become an economically viable and self-sustaining provider of
quality affordable housing and a catalyst for community revitalization
and individual self-sufficiency.**

CollegeTown at West End

920 Sells Avenue

Atlanta, Georgia 30310



Property Data

Status: A&E and Predevelopment
Construction Commencement Date: 6/03
Development Completion Date (HOPE VI): 12/06
Development Completion Date: 12/08
Acreage: approx. 40
of Phases: 6

Development Program

Rental:

PH Eligible Units	199 (35%)
LIHTC Units	129 (23%)
Market Rate Units	234 (42%)
Total	562 (100%)

For Sale:

Single Family Homes	74
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Elderly Housing

Project Based Units	90
Market Rate Units	10
Total	100

Retail:

Neighborhood-serving retail on "town center" in heart of development

Amenities:

"CollegeTown" for A.U. Center schools, walking distance from campus, extensive parks & green space, community center, great neighborhood schools, small Inn.

Financing Data

AHA/HUD	\$ 39.3MM
City of Atlanta/Public Improvements	11.7MM
Private Debt/Equity: Housing	\$ 62.5MM
Private Debt/Equity: Non-Housing	\$ 17.5MM
Includes Hotel (\$10m) and APS investment (\$7.5m)	

Total Master Plan Investment \$ 131.0MM

Other Neighborhood Investment	\$ 341.3MM
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Includes AU Center Expansion, AU Center off-site development

Total Leveraged Investment \$472.3MM

Partnerships and Stakeholders

Developer: Harris Redevelopment, LLC (Joint Venture of Integral Properties and Real Estate Strategies)

Property Manager: Integral Management Services

City of Atlanta, Fulton County, MARTA, A.U. Center Colleges and Universities, Boys and Girls Club, 100 Black Men, West End Medical

Revised 3/16/04

West Highlands at Heman E. Perry Boulevard

1800 Kerry Drive

Atlanta, Georgia 30318

revised 3/16/04



Property Data

Status: The first phase of public improvements is near completion, anticipated date of completion in May 2004. Phase I multi-family is near completion; and is 98% occupied. Phase IIa & b are under construction; first apartment units will be available in the fall of 2004.

Construction Commencement Date: 11/2002
Development Completion Date (HOPE VI): 12/2006
Development Completion Date (master plan): 12/2008
Acreage: Approximately 460 acres
(152 on-site/308 off-site)

Development Program:

Multi Family Rental: 700 Units

Public Housing Eligible Units	228	(33%)
LIHTC Eligible Units	156	(22%)
Market Rate Rental Units	316	(45%)

Senior Housing: Of the 700 multi-family units, 130 will be mixed-income senior housing units.

For Sale: Current plans call for construction of 1145 market rate and affordable single family homes.

Mixed-Use Retail: West Highlands includes a town center with neighborhood services, office space, and retail.

Amenities: YMCA, neighborhood school, 18 hole public golf course, club house, parks, ball fields, and nature trails.

Financing Data

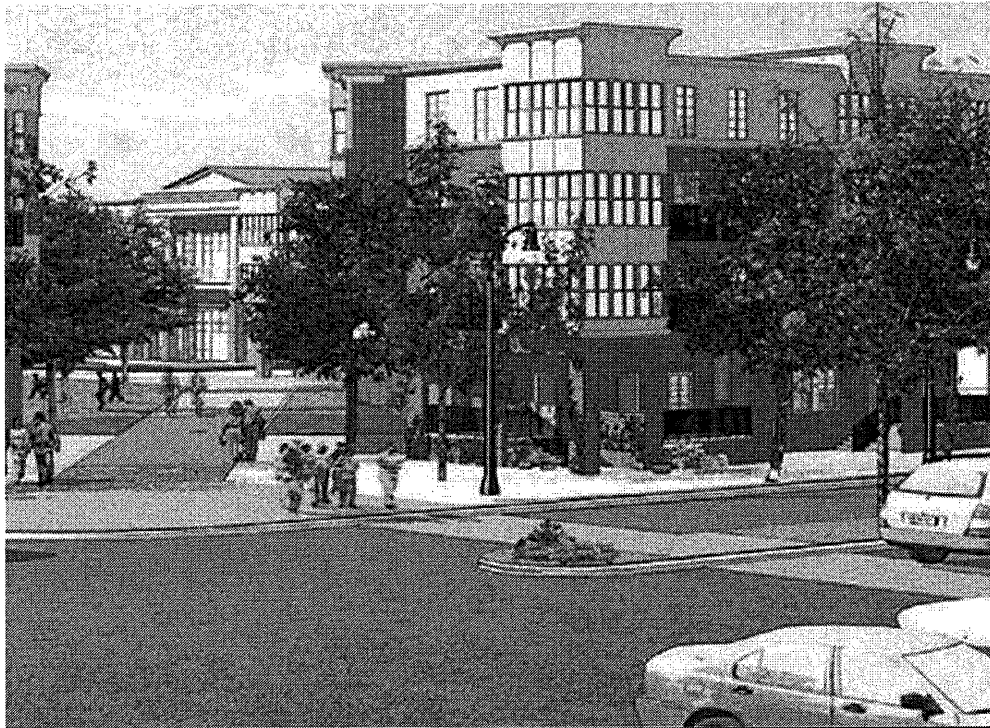
AHA/HUD		\$ 46.7MM
Private Debt/Equity: Housing		\$ 257MM
• First Mortgage	\$ 56.9MM	
• Tax Credit Equity	\$ 21.3MM	
• S/F off AHA land	\$ 177MM	
• Other Funds	\$ 1.1MM	
(Dev. Eq., FHLB)		
City of Atlanta/Public Improvements		\$ 32.2MM
•TAD/TIF Bond	\$ 32.2MM	
Private Debt/Equity: Non-Housing		\$ 93.0MM
•Golf course	\$ 16MM	
•Parks & ball fields	\$ 4MM	
•Retail Center	\$ 27MM	
•School & library	\$ 39MM	
•Streetscape	\$ 7MM	
Total Master Plan Investment		\$ 428.9MM
Neighborhood Investment (current)		\$.0
Total Economic Impact		\$ 428.9MM

Partnerships & Stakeholders

Developer: Perry Homes Redevelopment, LLC (JV Between Columbia Residential, Brock Built, LLC, and Perry Golf Course Development)

Property Manager: AHP Management, Inc.

City of Atlanta, Fulton County, MARTA, Georgia Power, YMCA of Metropolitan Atlanta, 100 Black Men, Perry North West Cluster, ABLE, Atlanta Public Schools

***Property Data**

Status: This property is beyond its useful life and is in great need of revitalization.

Construction Commencement Date: 2006 (est)

Development Completion Date: 2011 (est)

Acreage: 27

of Phases: 4 (est)

Revitalization Program (Proposed)

Rental: (Estimated): In early stages of design development. Current scenarios under consideration included up to 897 total units.

For Sale: TBD- Grady revitalization may include both market and affordable home-ownership opportunities.

Retail: As with other community revitalizations, Grady will include neighborhood serving retail.

Amenities: Grady revitalization will include many of the amenities in other AHA revitalized communities. In addition to Grady's great location and proximity to downtown M.L. King Jr. Historic District, this may also include a community center, pool and the retail space described above. Revitalization will be part of a larger Livable Centers Initiative designed to link Grady Homes to downtown via pedestrian friendly systems in partnership with Central Atlanta Progress, Georgia State University and Historic Development District Development Corporation.

Estimated Financing Data*Grady Homes Master Plan**

AHA/HUD (RHF) \$32.3MM

**City of Atlanta/Public Infrastructure \$6.4MM

Private Debt + Equity: Housing/Non \$94.7MM

Total Master Plan Investment: \$133.4MM

City Center Livable Centers Initiative \$200MM

Auburn Avenue Façade Improvements \$2.5MM

King Memorial MARTA Station \$50MM

Proposed BioTech Building \$80MM

Total Leveraged Investment \$465.9MM

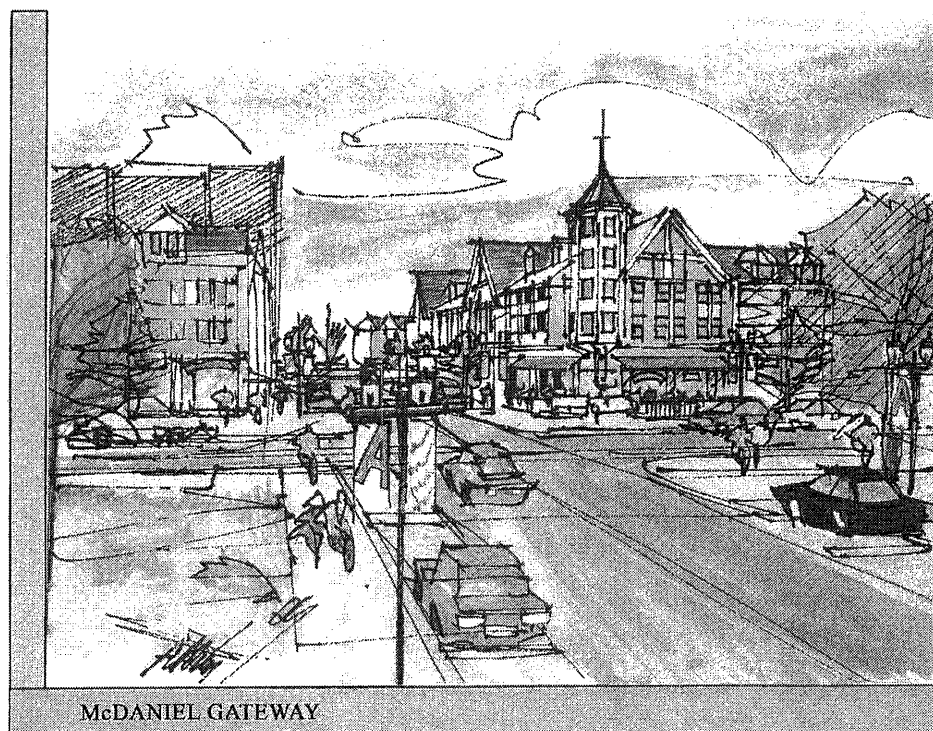
** Eastside TAD

Partnerships and Stakeholders

Developer: Capitol Redevelopment, LLC (Joint Venture of Trammel Crow Residential, Integral Properties and Urban Realty Partners)

City of Atlanta, Wheat Street Baptist Church and Charitable Foundation, Central Atlanta Progress, Historic District Development Corporation, MARTA, Atlanta Regional Commission, Grady Hospital and Georgia State University.

* All data is preliminary

**Property Data**

Status: HOPE VI Application

Main Campus:	306 units	15 acres
Annex	128 units	12 acres
MLK Tower	154 units	2 acres
Vacant Land	0 units	12 acres

Development Program**Rental:**

PH Eligible Units	318 (56%)
LIHTC Units	129 (23%)
Market Rate Units	125 (22%)
Total	572 (100%)

For Sale: Single Family Homes 335**Elderly Housing (MLK Towers)**

PH Eligible/LIHTC 154 (100%)

Retail: "Urban" grocery store, other local serving
retail on ground floor of midrise**Amenities:** "Central Park" – redeveloped Dunbar
Center, Dunbar Elementary School & Rosa Burney
Park**Financing Data**

HOPE VI	\$ 20.0MM
Multifamily First Mortgage	\$ 18.6MM
Tax Credit Equity:	\$ 11.2MM
Homeownership Land Sale:	\$ 6.7MM
AHP Funds for MLK	\$.5MM
Homebuyer Financing:	\$ 59.0MM
Retail/Mixed Use Financing	\$ 6.2MM
Total Master Plan Investment	\$122.27MM

Partnerships and StakeholdersDeveloper: McDaniel Glenn (Joint Venture of RHA,
Columbia, Hedgewood and SUMMECH)

Property Manager: Columbia Residential

Foundations: Enterprise, Annenberg, Annie E. Casey
and Fannie Mae



Property Data

Status:	Demolition Phase
Construction Commencement Date:	10/03
Development Completion Date:	10/06 (HOPE VI)
Development Completion Date:	10/08 (Master Plan)
Acreage:	34.2
Number of Phases:	5

Development Program (Estimated)

Multi Family Rental

PH Eligible Units	358 (34%)
LIHTC Units	289 (28%)
Market Rate	397 (38%)
Total	1,044 (100%)

Off-Site Single Family Homes

Market Rate	50
Affordable	40
Total	90

Retail: 45,000 s.f.

Amenities:

Existing and planned neighborhood amenities are vast, being within walking distance of MARTA and the shops and restaurants of the Memorial Drive Corridor, in proximity to the convenience and beauty of the Georgia State Capital. Amenities include a Town Center, Early Childhood Development Center, leasing office and swimming Pool.

Financing Data

AHA/HUD	\$ 35.0MM
City of Atlanta/Public Improvements	\$ 21.3MM
Private Debt/Equity: Housing	\$ 115.2MM
Private Debt/Equity: Non-Housing	\$ 16.8MM
Includes retail, parking	

Total Master Plan Investment: \$ 188.3MM

APS Investment in new school	\$ 10.0MM
75/85 Interstate Connector Cap**	\$ 16.0MM
Capitol Hill Redevelopment **	\$ 116.0MM
Memorial Drive Corridor **	\$ 12.4 MM
MLK Village Development	\$ 7.3MM
MARTA Station Development	\$ 145MM

Total Economic Impact \$ 495MM

Partnerships and Stakeholders

Developer: Capitol Gateway, LLC (Joint Venture of Trammel Crow Residential, Integral Properties and Urban Realty Partners)

Property Manager: Integral Management Services

State of Georgia, City of Atlanta, Fulton County, GRTA, ARC, DOT, SunTrust Bank, Ebenezer Baptist Church, Ebenezer Baptist Church Charitable Foundation, Families First/Capitol Area Mosaic, Annie E. Casey, M.L. King Jr. Early Childhood Development Center, Sylvan Learning Center, Georgia State University, MARTA, Atlanta Public Schools

** Estimated